



~~March 21, 2006 CPC~~
~~May 16, 2006 CPC~~
~~May 24, 2006 BS~~
~~July 18, 2006 CPC~~
~~July 26, 2006 BS~~
~~August 15, 2006 CPC~~
~~August 23, 2006 BS~~
~~September 19, 2006 CPC~~
September 27, 2006 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0155
(AMENDED)

Continental 184 Fund LLC

Midlothian Magisterial District
Greenfield Elementary Robious Middle and James River High School Districts
South line of Robious Road

REQUEST: Rezoning from Residential (R-7), Community Business (C-3) and Agricultural (A) to Regional Business (C-4) with a Conditional Use to permit multifamily residential uses and a Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A mixed use development containing commercial and multifamily residential uses is planned.

On September 19, 2006, the Planning Commission deferred this case to October 17, 2006. Therefore, the Board should defer this request pending the Planning Commission's recommendation.

CASE HISTORY

Planning Commission Meeting (3/21/06):

The Commission deferred this request to May 16, 2006, thirty (30) days on their own motion and thirty (30) days at the applicant's request.

Staff (3/22/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than March 27, 2006, for consideration at the Commission's May 16, 2006, public hearing.

Also, the applicant was advised that a \$230.00 deferral fee must be paid.

Area Property Owners, Applicant, Staff and the Midlothian District Commissioner (3/29/06):

A meeting was held to discuss this request.

Concerns included connectivity to Old Farm Road and the potential transportation impacts; compatibility between the proposed multifamily residential and existing single family residential development; commercial encroachment into single family residential area; and enhanced buffers between the proposed development and residential neighborhoods.

Applicant (3/31/06):

The deferral fee was paid.

Applicant (4/11/06):

The application was amended.

Planning Commission Meeting (5/16/06):

At the request of the applicant, the Commission deferred this case to July 18, 2006.

Staff (5/17/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than May 22, 2006, for consideration at the Commission's July 18, 2006, public hearing.

Also, the applicant was advised that a \$230.00 deferral fee must be paid prior to the Commission's public hearing.

Board of Supervisors' Meeting (5/24/06):

On their own motion, the Board deferred this case to July 26, 2006.

Applicant (6/29/06):

The application was amended to request a waiver to street connectivity requirements to Old Farm Road. A revised Textual Statement was submitted.

Applicant (7/18/06):

The deferral fee was paid.

Planning Commission Meeting (7/18/06):

At the request of the applicant, the Commission deferred this case to August 15, 2006.

Staff (7/19/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than July 24, 2006, for consideration at the Commission's August 15, 2006, public hearing.

Also, the applicant was advised that a \$230.00 deferral fee must be paid prior to the Commission's public hearing.

Staff (7/25/06):

To date, no new information has been submitted. The deferral fee has not been paid.

Board of Supervisors' Meeting (7/26/06):

On their own motion, the Board deferred this case to August 23, 2006.

Staff (7/27/06):

The deferral fee was paid.

Planning Commission Meeting (8/15/06):

At the request of the applicant, the Commission deferred this case to September 19, 2006.

Staff (8/16/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than August 21, 2006, for consideration at the Commission's September 19, 2006, public hearing.

Also, the applicant was advised that a \$230.00 deferral fee must be paid.

Applicant (8/23/06):

The deferral fee was paid.

Board of Supervisors' Meeting (8/23/06):

On their own motion, the Board deferred this case to September 27, 2006.

Applicant (9/11/06 and 9/15/06):

Revised proffered conditions and Textual Statement were submitted.

Planning Commission Meeting (9/19/06):

At the request of the applicant, the Commission deferred this case to October 17, 2006.

Staff (9/20/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than September 25, 2006, for consideration at the Commission's October 17, 2006, public hearing.

Also, the applicant was advised that a \$230.00 deferral fee must be paid.

The Board of Supervisors, on Wednesday, September 27, 2006, beginning at 7:00 p.m., will take under consideration this request.

